

### **3.2.5 Commercial Development Costs**

The four development alternatives presented in Section 3.2 were evaluated to determine the relative economic impact to new development on a building per acre basis. Table 3-3 summarizes the results of this economic analysis as percent difference from the existing policy. Detailed calculations can be found in Appendix A.

As shown in Table 3-3, the no-net rise/compensatory storage alternative had the highest percent increase over the existing policy. This was primarily due to the additional excavation costs and the limited building area caused from not allowing parking within the compensatory storage area. If parking were allowed within the compensatory storage area, the percent increase would be much less than the 21 percent.